



DEVELOPMENT STANDARDS

February 10, 2020

1. Site Development Data

- Acreage: ±1.6686 Acres
Tax Parcel #: 065-055-11
Existing Zoning: R-5
Proposed Zoning: UR-C(CD)
Existing Use: Religious Institution
Proposed Uses: Religious Institution, Child care Center, Office and Business Uses as permitted by right or under prescribed conditions in B-1 Zoning District, together with any accessory and incidental uses thereto as allowed in the UR-2 zoning district, including, but not limited to outdoor playground and playground equipment.

Maximum Building Height: 40 as allowed by the Ordinance. Height to be measured as required by the Ordinance
Maximum Number of Buildings: 2 (existing)

- Parking: Parking will be provided as required by the Ordinance.
Tree Ordinance: Petitioner will meet tree ordinance requirements. Final location(s) of tree save area to be determined during permitting and coordination with Urban Forestry.

2. General Provisions

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Freedom Communities (the "Petitioner") to accommodate the development of a Child care Center to include Office and Business uses on approximately 1.6686 acres with frontage along both the south side of Tuckaseegee Road and the north side of Rogers Street between Freedom Drive and Enderly Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 065-055-11.
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. It is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are minor and do not materially change the overall design intent depicted on the Rezoning Plan. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

3. Permitted Uses/Development Limitations

- a. The Site may be devoted to continued Religious Institution use, Child Care Center and Business and Office Uses permitted by right or under prescribed conditions, and to any incidental and accessory uses relating thereto that are allowed in the UR-C zoning district. Incidental and accessory uses may include, without limitation, outdoor playground area and equipment.
b. No new construction is proposed for this Site. The Site is currently improved with 2 buildings; a 2 story church building having a foot print of +/-2,612 SF, and a 1 story community building having a footprint of +/-7,020 SF. Petitioner proposes renovating the existing community building to allow for use as a Child care Center and related Business and Office uses.
c. To the extent that any existing building or structure located on the Site, or any existing use being made of any land, building or structure on the Site, including, but by no means limited to, use of the existing outdoor walled area for playground use, fails to meet current Ordinance requirements, such existing structures, buildings and uses shall be permitted to remain and continue on the Site without having to meet current Ordinance requirements until such time as the existing use is discontinued, or the existing building or structure demolished.
d. No playground use is allowed within 5 foot side yard.

4. Transportation

- a. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
c. The alignment of the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.
d. Petitioner will close the existing driveways on Rogers Street and in lieu thereof, provide one (1) Charlotte Land Development Standards Manual (CLDSM) Type II modified driveway for access to and from Rogers Street; the location of the driveway to be determined during the permitting process.
e. Petitioner will close the existing driveway(s) on Tuckaseegee Road and in lieu thereof, provide one (1) CLDSM Type II modified driveway for access to and from Tuckaseegee Road; the location of the driveway to be determined during the permitting process.
f. Restriping of parking lot to be determined during the permitting process.
g. Along the Site's Tuckaseegee Road frontage, Petitioner will dedicate and convey in fee simple, forty (40) feet of right-of-way as graphically depicted on the Rezoning Plan. All right of way to be dedicated shall be measured from the existing centerline of Tuckaseegee Road. Petitioner will dedicate and convey via a fee simple deed said right-of-way indicated on the proposed Rezoning Plan prior to the issuance of the first certificate of occupancy.
h. All transportation improvements required herein will be approved and constructed prior to the issuance of the Site's first certificate of occupancy subject to the petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

5. Architectural Standards

- a. Exterior building materials for building renovations or additions constructed on the Site shall be all or a combination of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and/or cementitious siding.
b. Vinyl, EIFS or Masonite may not be used as an exterior building material on any new buildings or additions constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.

6. Streetscape, Buffers, Yards and Landscaping

- a. A minimum eight (8) foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Tuckaseegee Road. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into existing sidewalk located at the Site's frontage.
b. A minimum six (6) foot wide sidewalk and eight (8) foot wide planting strip shall be installed along the Site's frontage on Rogers Street. A temporary asphalt ramp shall be installed at both terminations points of the sidewalk.
c. The placement of the sidewalks will be coordinated during the permitting process.
d. Notwithstanding anything herein to the contrary, Petitioner reserves the right to meander the sidewalks around existing utilities or trees, and to reduce the width of the planting strips and the width of sidewalks as required to avoid impacting existing utility infrastructure or other physical or environmental constraints. In the event a sidewalk is required to meander outside the setback, Petitioner will provide necessary sidewalk/utility easement.
e. Petitioner will install a landscaped area along a portion of the Site's boundary line with adjacent parcel #ID 065-055-18 as shown on the Rezoning Plan.

7. Amendments to the Rezoning Plan

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Application

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

VICINITY MAP - NOT TO SCALE

SCALE

NOT FOR CONSTRUCTION

PROJECT

TUCK CHURCH

CHARLOTTE, NC
REZONING PETITION #2019-185

LANDESIGN PROJ.# 1019466

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1, INITIAL SUBMITTAL, 12.11.19. Row 2: 2, 2ND SUBMITTAL, 02.10.20.

DESIGNED BY: ATB
DRAWN BY: ATB
CHECKED BY: FJM

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2